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Statutory Warranty Deed
CARPENTER MCGUIRE & DEWULF PS
Adams County Auditor, Heidi K. Hunt



EXHIBIT A

The South Half of Section 17, Township 20 North, Range 33 East
W.M., Adams County, Washington.

EXCEPT Right of Way of S.S.H. No. 4-B.

EXCEPT Right of way conveyed to Chicago, Milwaukee, St. Paul and
Pacific Railway Company in deed recorded in Book 32 of Deeds, Page
430.

EXCEPT that portion conveyed to the State of Washington in deed
recorded in Volume 92 of Deeds Pages 120-121.

Tax Parcel No. 2-033-17-030-0001

TOGETHER WITH: 2020 Conservation Reserve Contract (CRP)
payment due in October 2020, and all future CRP payments.

SUBJECT TO: Real Property Taxes.

SUBJECT TO: Terms, covenants and conditions contained in
application for Current Use Classification, entered into pursuant to
RCW 84.34 (including potential liability for future applicable taxes,
special benefit assessments levied by local governments, penalties and
interest upon breach of, or withdrawal from, said classification); notice
of approval being recorded, under Auditor's File No. Volume 106 Page
464:

Classification: Farm and agricultural

SUBJECT TO: Easement(s) for the purpose(s) shown below and rights
incidental thereto, as granted in a document:

Granted to: Pacific Telephone and Telegraph Company
Purpose: Telephone and Telegraph Lines
Recording Date: May 6, 1949
Recording No.: Volume 76, Page 204

SUBJECT TO: Unrecorded Easement in favor of Lincoln Cooperative,
Inc., as disclosed in instrument recorded September 19, 1962 under
Volume 94, Page 464-465.

Authentisign
BJ 01/13/24

Authentisign
DJ 01/13/24